



**GRASSROOTS**  
REALTY GROUP

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**5005 Harmony Circle**  
**Rural Rocky View County, Alberta**

**MLS # A2240128**



**\$628,800**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Experience the perfect blend of style and value in this 1631 sqft duplex, built by Broadview Homes. This 3 bedroom, 2.5 bathroom home features an open-concept layout with high-quality finishes throughout—perfect for modern living and entertaining. The bright and spacious main floor flows seamlessly from the kitchen to the living and dining areas, creating a warm, welcoming space. Upstairs, enjoy three well-sized bedrooms, including a private primary bedroom with a walk-in closet and ensuite. Step outside to a large rear deck, ideal for relaxing or hosting summer get-togethers. Located in vibrant Harmony, with access to lakes, parks, pathways, and world-class amenities, this home offers everything you need in one of Alberta's most desirable communities. Photos are representative.